

What is the Ontario Housing Corporation? OHC is a Crown Corporation established by the Government of Ontario under the terms of the Ontario Housing Corporation Act and came into being on August 11, 1964, when the Act was proclaimed.

OHC is not a department of the provincial government but it reports to the Ontario Legislature through the Honorable Allan Grossman, Minister of Trade and Development.

Why was OHC formed? Faced with a growing housing need and aware of impending federal legislation that would give the provinces virtual autonomy in the planning, development and administration of their housing programs, the Government of Ontario decided to establish a provincial agency which would be responsible for all aspects of public housing within the province.

Two years later, the Ontario Student Housing Corporation was formed to provide an alternative method of developing student housing for universities and other post-secondary educational institutions.



What are the powers of OHC? The Corporation derives its powers from the Ontario Housing Corporation Act and the Housing Development Act, which permit it to:

- build or buy housing for rental or for sale;
- develop land for housing purposes;
- administer its own housing developments;

What are OHC's aims? The Corporation is attempting to provide good housing accommodation at reasonable cost for low and middle income families, senior citizens and other groups across the province.

OHC is making every effort to ensure that in housing, Ontario's citizens are not segregated into "haves" and "have nots". OHC tenants are encouraged to improve their economic standing and to work towards buying their own home.

How does OHC achieve its objective? The Corporation is meeting the challenge of today's housing shortage with a variety of programs which have been combined to form the Home Ownership Made Easy (H.O.M.E.) Plan. As new techniques and programs are developed, they are added to the plan.

- Largest of the current programs is the provision of housing for lower income families on a rent geared-to-income basis. Units containing up to five bedrooms are allocated according to family size.
- Apartments for senior citizens are also provided on a rent geared-to-income basis.
- Residences for single students and self-contained units for married students are built in co-operation with universities and other post-secondary institutions.



• Land lease, a feature of OHC's land development program, helps middle income families acquire their own homes by eliminating land costs from the down payment. This is accomplished by giving the prospective home buyer the opportunity to pay for his land on a monthly basis. Lots are offered on a 50-year lease basis but after five years the home owner may convert to a purchase position.

The building price limitation on houses that may be erected on H.O.M.E. Plan lots is another factor in keeping down payments as low as possible.

• OHC encourages the development of condominium housing by making first and second mortgage financing available through Housing Corporation Limited to builders interested in erecting this type of ownership housing. A new concept in Ontario, condominium provides for individual ownership of apartments and townhouses concurrently with the joint ownership of recreation facilities, parking areas, walkways and other common use areas of the project. Condominium has the effect of making expensive building sites available to prospective homeowners by spreading the land cost over a large number of people.

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- Smaller communities that have difficulty meeting a local housing shortage may obtain assistance from OHC under the community development program.

- If industrial expansion, particularly in the northern resource areas, is limited by a lack of housing, OHC will assist in the provision of serviced land and the necessary housing accommodation.

In most municipalities, anyone who has been a resident for at least one year may apply for Ontario housing. There is no residency requirement in Metropolitan Toronto. Admission to OHC family and senior citizen developments is governed by the applicant's actual need. Applications are judged on a point rating system that takes into account such factors as the applicant's income, the amount of rent paid, family size, the condition and size of the applicant's present accommodation.

OHC finances its family and senior citizen housing developments by borrowing 90 per cent of the capital funds from the federal government and 10 per cent from the provincial government. Both loans are repaid by OHC with interest.

Ontario pays 42½ per cent of any operating loss on family and senior citizen rental housing, the federal government pays 50 per cent and the municipality in which the housing is located pays the remaining 7½ per cent.

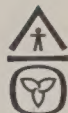
OHC cannot impose public housing on a municipality. It is up to the local council to invite OHC, by way of a formal resolution, to evaluate local housing needs. Council may accept or reject all or any part of OHC's recommendations and has the final say on the location of an OHC project within its boundaries.

Municipal Taxes: On its family and senior citizen rental developments, OHC makes to the municipality an annual grant equal to full municipal taxes.

Where and to whom to apply for further information: Interested persons, municipalities and local groups requiring advice or further information should address their inquiries to Ontario Housing Corporation, 101 Bloor Street West, Toronto 5, Ontario.



ONTARIO HOUSING CORPORATION
101 BLOOR STREET WEST
TORONTO 5, ONTARIO - 966-3600



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**WHAT IT IS
WHAT IT DOES**